



ASSOCIATION NEWSLETTER

December 5, 2011

ANNUAL MEETING SCHEDULED FOR JANUARY 12, 2012

The Annual Membership Meeting is scheduled for **January 12, 2012, at 6PM, at Goleta Valley Community Center (5679 Hollister Ave, Goleta)**. A formal notice/proxy is enclosed. Even if you plan to attend, please complete the lower portion (proxy) and return it to the Association. For your convenience, a self-addressed-stamped envelope is enclosed. In order to achieve an official quorum, 90 units must be represented in person or by proxy. Therefore, it is important that you return the proxy. At the meeting, your attendance will cancel your proxy. You may also fax it to 805-682-4341 or scan and email it to JamesN@Bartlein.com. Thank you in advance for your attendance and/or your proxy.

2012 BUDGET SENT; FEE REMAIN THE SAME

Last month, all owners were sent a copy of the 2012 Budget with "projected" year-end figures. (In early January, you will receive another copy with "actual" year-end amounts). As you may recall, the Budget calls for the monthly fee to remain the same.

In other words, your 2012 monthly assessment is:

\$380.00

If you'd like to sign up for the auto pay plan, a free service, please call the number below. Thank you.

CHRISTMAS BONUS FOR OUR GARDENER BY 12/15/11

As you know, over the years, the Association's gardener from Envirosaping, Jose Soto, has been and is a diligent worker. He takes great pride in his work and our landscape reflects it. It is that time of the year that if you wish, you can give him a token gift, as a way of showing your appreciation. Again, if you would like to send him a gift, please make your check payable to "Jose Soto", and put in the Memo Line, "EG Gardener". Please send your check to the Association, c/o 3944 State St #200, Santa Barbara, CA 93105. What we'd like to do is to collect the checks and give them to him before around noon time on **December 16, 2011**. Thank you again for your generosity. Many thanks to those who had given in the past.

DEHUMIDIFIER SUGGESTED

If you live in a unit where there is little sun light during this time of the year, you may want to obtain a dehumidifier to extract moisture from the air. In addition, you may also want leave a fan on during the day while you're gone or perhaps a light on in your dark closet or pantry. And while you're home and if the weather is decent, you might want to leave the windows or doors open for fresh air to circulate. These simple steps may help in minimize mildew or the musty smell in your unit. (At this time, according to one of our owners, Sears has these dehumidifiers available).

NOISY PRESSURE REGULATOR SHOULD BE REPLACED

Loud noises coming from water pipes can often be attributed to faulty pressure regulators. Several people have noticed loud noises coming from the water pipes more and more frequently. This includes knocking, hammering, whistling, whining, and other sounds. In most cases, these noises are coming from a faulty water regulator.

If you hear these noises and can determine which regulator is at fault, it should be replaced. The regulator may also be leaking, but not necessarily. In general, all the original water regulators installed when the complex was built seem to be gradually failing and will need to be replaced. One building actually got together and had a plumber replace all their regulators at the same time, rather than replacing them each individually, and at a considerable savings. If your regulator has not been replaced, please take a minute to run some water (start a washing machine, dishwasher, etc.) and go out to the bank of regulators next to the building and see if yours is making noises. If it is, please replace it. Your neighbors will much appreciate it.

NEW POLICY TO TAKE EFFECT IN 30 DAYS: In order to minimize disturbance to residents living in the same building, after a reasonable amount of time, if an owner does not respond to the Association's request to replace his/her pressure regulator, the Association will proceed to have it replaced and pass all related costs on to the unit owner.

RENOVATION OF EXERCISE ROOM FORTHCOMING

With an owner's help, the Board is renovating the Exercise Room. **At this time, the renovation of the Workout Room is scheduled to start this week.** Please look for posted signs indicating closing and re-opening dates. Thank you in advance for your patience and cooperation. Please stay tuned.

CALL SHERIFF FOR TRESPASSERS

If you find trespassers or are suspicious of possible illegal activities, please call the Sheriff immediately by dialing "911". For non-emergencies, you can call 681-4100.

MAINTENANCE CONCERNS? CALL MANAGEMENT

If you see a maintenance issue around the complex, please call 569-1121 #204 or send an email to JamesN@Bartlein.com. Exterior maintenance may not always be the Association's responsibility but please contact Property Mgr, James Nguyen, for clarification.

ASSOCIATION NOT RESPONSIBLE FOR LARGE ITEMS LEFT AT TRASH ENCLOSURE

From time to time, large items such as furniture or appliances have been left at one of the trash enclosures. The garbage company will not pick up these items. If you have anything like this to discard, please personally arrange to have it done rather than leaving it at a trash enclosure. Your neighbor will appreciate your consideration.

ASSOCIATION TO REPAIR FAULTY PRESSURE REGULATOR AND BILL UNIT OWNER

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

PLEASE CHECK FOR LATEST INFO ON ASSOCIATION WEBSITE

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules. Thank you.

NEW INFORMATION NEEDED

If you have new phone numbers, tenants, or e-mail/mailling address, please notify the Association in writing at the address below. It is important that information is kept current to ensure that all appropriate parties receive newsletters, e-mail or special mailings, and for emergency purposes. In addition, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Your cooperation is appreciated.

**BOARD MEETING SCHEDULED;
REQUEST TO BE IN WRITING**

The next monthly Board Meeting is scheduled for **December 12, 2011, at 6PM, at the Meeting Room of 7610 Hollister.** (Unless otherwise notified, the board meetings are usually on the 2nd Thursday of the month). All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda will be posted at the mailbox area and/or on the website several days before.

From all of us at Bartlein & Company, Inc.,

HAPPY HOLIDAYS!!!

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